

LEGAL NOTICE

Notice is hereby given that the Borough Council of the Borough of Gettysburg, Adams County, Pennsylvania, intends to enact, adopt and ordain the following proposed Ordinance on Tuesday, October 12, 2021 at the monthly general business meeting of the Borough Council, commencing at 7:00 P.M. in the Borough Council Chambers at the Gettysburg Borough Municipal Office Building, 59 East High Street, Gettysburg, Pennsylvania. The title of the proposed Ordinance and a summary of its principal provisions are provided as follows:

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF GETTYSBURG, ADAMS COUNTY, PENNSYLVANIA, AMENDING THE TEXT OF THE GETTYSBURG BOROUGH ZONING ORDINANCE, CHAPTER 27 OF THE CODE OF ORDINANCES OF THE BOROUGH OF GETTYSBURG, RELATIVE TO THE REGULATION OF SHORT-TERM LODGING AND UPDATING REGULATIONS FOR LODGING USES FOR THE PURPOSE OF PROTECTING THE RESIDENTIAL HOUSING STOCK IN THE BOROUGH OF GETTYSBURG.

Part 2 Definitions

Section 1. §27-201.5. Specific Definitions. This section is amended by adding new definitions to the Zoning Ordinance for “Homestay,” “Inn,” “Permanent Residency or Residential Occupancy,” “Short-Term Lodging,” “Transient Lodging” and “Vacation Rental,” by deleting the definition for “Tourist Home” and by revising certain existing definitions.

Part 4 R-1 Low Density Residential District

Section 2. §27-408. Vacation Rental Use Prohibited. This Part is amended to add new section 27-408 prohibiting Vacation Rental use in the R-1 zoning district.

Part 4A. R-1A Preservation Residential District

Section 3. §27-4A02. Uses Permitted by Right. This section is amended to add Homestay and Vacation Rental uses as uses permitted by right in the R-1A zoning district.

Part 5. R-2 Moderate Density Residential District

Section 4. §27-503. Uses Permitted by Special Exception. This section is amended to delete subsection A. Bed and Breakfast as a use permitted by special exception in the R-2 zoning district and to reletter the remaining subsections.

**Part 5A.
Elm Street Overlay District**

Section 5. §27-5A02B. Uses Permitted by Special Exception. This Part is amended to add new section 27-5A02B allowing Boarding House as a use permitted by right in the Elm Street Overlay District.

Section 6. §27-5A09. Vacation Rental Use Prohibited. This Part is amended to add new section 27-5A09 prohibiting Vacation Rental use in the Elm Street Overlay District.

**Part 6.
OT Old Town District**

Section 7. §27-602. Uses Permitted by Right. This section is amended to add Homestay, as an accessory use to a permanent residential use or occupancy, Inn and Vacation Rental uses as uses permitted by right in the OT zoning district.

**Part 8.
RO Residential Office District**

Section 8. §27-802. Uses Permitted by Right. This section is amended to add Homestay, as an accessory use to a permanent residential use or occupancy, Inn and Vacation Rental uses as uses permitted by right in the RO zoning district.

Section 9. §27-803. Uses Permitted by Special Exception. This section is amended to add Boarding House as a use permitted by special exception in the RO zoning district.

**Part 8A.
ROR Residential Office Redevelopment District**

Section 10. §27-8A02. Uses Permitted by Right. This section is amended to delete subsection C. Bed and Breakfast as a use permitted by right in the ROR zoning district and to reletter the remaining subsections.

**Part 9.
TC Tourist Commercial District**

Section 11. §27-902. Uses Permitted by Right. This section is amended to add Homestay, as an accessory use to a permanent residential use or occupancy, Inn and Vacation Rental uses as uses permitted by right in the TC zoning district.

**Part 10.
GC General Commercial District**

Section 12. §27-1002. Uses Permitted by Right. This section is amended to add Homestay, as an accessory use to a permanent residential use or occupancy, Inn and Vacation Rental uses as uses permitted by right in the GC zoning district.

**Part 11.
IND Industrial District**

Section 13. §27-1102. Uses Permitted by Right. This section is amended to add Homestay, as an accessory use to a permanent residential use or occupancy as a use permitted by right in the IND zoning district.

**Part 12.
HC Health Care District**

Section 11. §27-1202. Uses Permitted by Right. This section is amended to add Homestay, as an accessory use to a permanent residential use or occupancy, Inn and Vacation Rental uses as uses permitted by right in the HC zoning district.

**Part 15.
General and Supplemental Regulations**

Section 15. §27-1524. Additional Requirements for Certain Specific Principal Uses. Subsection H. of this section, Bed-and-Breakfast Use, is amended to revise subsection 2.H.(1) and to add new subsections H.(9) and (10) relative to such use. New subsections 2.TT. and 2.UU. are added relative to additional requirements for Inn and Vacation Rental uses.

Section 16. §27-1525. Additional Requirements for Certain Specific Accessory Uses. This section is amended to revise subsection E. relative to additional requirements for Homestay as an accessory use to a permanent residential use or occupancy.

Section 17. Repealer. All remaining provisions of Chapter 27 shall remain in full force and effect unless otherwise repealed by any other ordinance. Any conflicting ordinance provisions are repealed.

Section 18. Effective Date. The Ordinance is effective upon enactment.

The above proposed Ordinance may be examined without charge or obtained for a charge not greater than the cost thereof at the Office of the Borough of Gettysburg from the Borough Secretary during regular business hours (Monday through Friday, 8:00 A.M. – 5:00 P.M.). An attested copy of the proposed Ordinance has been filed in the Adams County Law Library, Room 305, Adams County Courthouse, 117 Baltimore Street, Gettysburg, Pennsylvania and may be examined without charge during business hours of the County Courthouse building (regularly Monday-Friday, 8:00 A.M. to 4:30 P.M.). In addition, the proposed Ordinance may be downloaded from the Gettysburg Borough website at www.gettysburgpa.gov.

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